

COUNTY OF YORK

MEMORANDUM

DATE: March 16, 2005 (BOS Mtg. 4/19/05)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. UP-661-05, Hertz Corporation

ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 12, No. 5(a)) of the York County Zoning Ordinance, to authorize an auto rental establishment of approximately 1,900 square feet with associated rental car storage in the Liguria Retail Center, located at 2021 Richmond Road (Route 60). The property, identified as Assessor's Parcel No. 5-48, is zoned GB (General Business) and is designated for General Business development in the Comprehensive Plan.

DESCRIPTION

- Property Owner: Anna Liguria
- Location: 2021 Richmond Road (Route 60)
- Area: 1.14 acres
- Frontage: Approximately 105 feet on Richmond Road
- Utilities: The property is currently served by public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business
TCM – Tourist Corridor Management Overlay
WMP – Watershed Management and Protection Area Overlay
- Existing Development: 10,300-Square foot commercial building (vacant)

Surrounding Development:

North: 7-11 & Citgo Convenience Store/Gas Station
East: CSX Railroad, Mooretown Road right-of-way beyond
South: Comfort Inn Hotel
West: Olive Garden, Red Lobster Restaurants, EconoLodge across Richmond Road (City of Williamsburg)

- Proposed Development: Car rental office with associated rental car storage

CONSIDERATIONS/CONCLUSIONS

1. The applicant proposes to occupy the rear portion (approximately 1,900 square feet of a 10,300-square foot building) of the recently completed Liguria Retail Center building. There would be no on-site repair or service of vehicles associated with the car rental business. The property owner is in the process of completing site improvements for the commercial building, including parking, lighting, landscaping and utilities.
2. In accordance with Zoning Ordinance Section 24.1-606(l), five parking spaces would be required for the proposed car rental use based on building floor and vehicle storage area information submitted by the applicant. In addition, the applicant would utilize ten parking spaces along the rear property boundary for storage of rental cars. Therefore, based on the plan submitted by the applicant, a total of 15 spaces would be required for the proposed use. As developed, the site contains a total of 77 parking spaces, leaving 62 spaces available for the remaining 8,400 square feet of commercial building floor area. A mix of high- and low-volume commercial uses could be accommodated in the remainder of the building.
3. Land uses surrounding the property are commercial in nature, including hotels, restaurants, a convenience store/gas station and a car wash. The proposed rental car facility would be compatible with these uses.
4. This property is located within the TCM - Tourist Corridor Management overlay district. As required by TCM zoning regulations, review and approval of the architectural design for the new building included attention to aesthetics and compatibility with surrounding buildings along the Richmond Road corridor. The proposed use would not alter the appearance of the already approved building design.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered this application at its regular meeting on March 9, 2005 and, subsequent to conducting a public hearing at which only the applicant's agent spoke, voted 7:0 to recommend approval.

COUNTY ADMINISTRATOR RECOMMENDATION

The proposed car rental use would occupy a portion of a recently completed building on a site redeveloped in compliance with current Zoning Ordinance standards for parking, landscaping, lighting and Tourist Corridor Management overlay architectural provisions.

The use would be compatible with surrounding commercial uses. Therefore, based on the considerations outlined above, I recommend that the Board approve this application. This can be accomplished through the adoption of proposed Resolution No. R05-58.

Attachments:

- Excerpt from Planning Commission minutes, March 9, 2005
- Zoning Map
- Sketch Plan
- Proposed Resolution No. R05-58

Carter/3337:AMP